

**Mission:**

**To achieve the highest quality project; on time and within budget.**

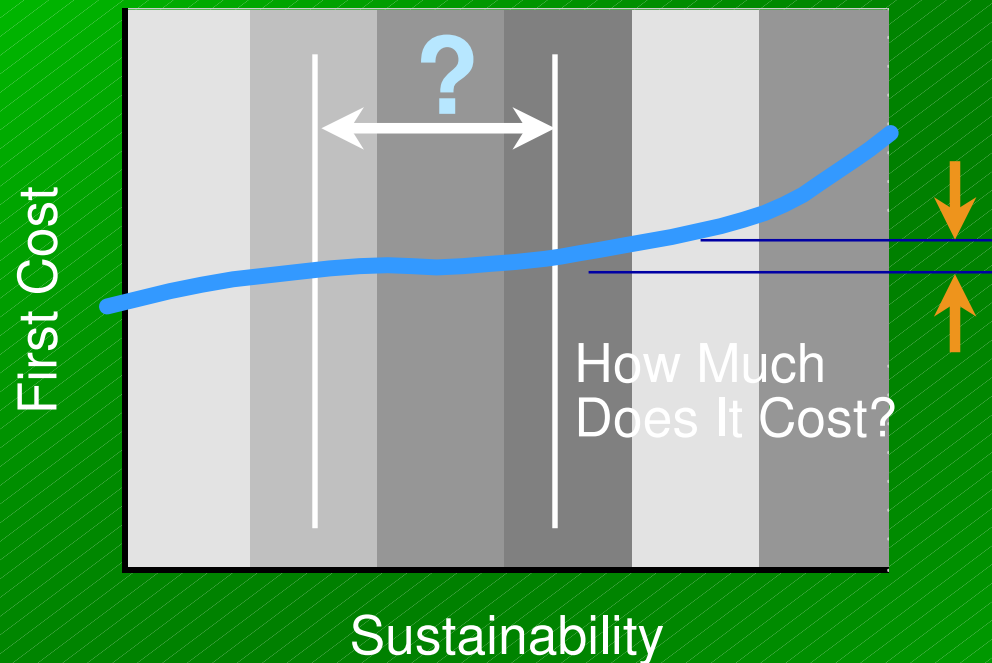


**San Francisco Federal Building  
General Services Administration**

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# How Green Should We Be?

USGBC LEED Ratings  
Certified, Silver, Gold, Platinum



Los Angeles Courthouse

# How Much **Green** Is Needed?

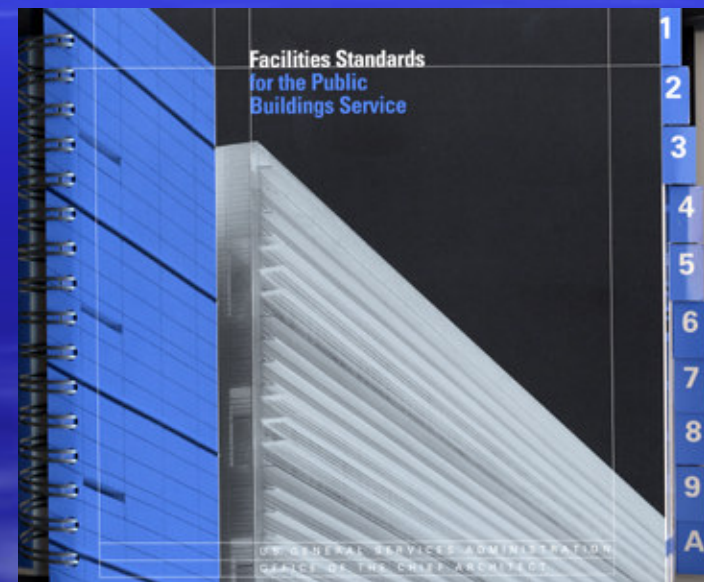
- *Comprehensive Approach*  
Costs More
- **OCA Cost Study: ECC**  
0 – 8% New Courthouse  
1.4 – 8% Office Modernization  
Range of Certified, Silver and Gold
- **Benchmark Cost Models**  
Offer 2.5 % Increase
- **More Design Services,**  
Slightly Higher A-E Fee
- **Quality Assurance Practices**



*Los Angeles Courthouse*

# Sustainability Design Criteria

“...all GSA buildings must be certified through the Leadership in Energy and Environmental Design (LEED)... Projects are encouraged to exceed basic LEED green building certification and achieve the LEED “Silver” Level.”



*Available on the Internet...*

**[www.gsa.gov/pbs/p100](http://www.gsa.gov/pbs/p100)**

# **EPA NERL, Chelmsford, MA, LEED\* GOLD LEED\* V-1.0 Pilot Project**

**White House Closing the Circle  
Award**

**GSA Environmental Award**

**GSA Demolition Derby Award**

**DOE National Renewable Energy  
Laboratory 2002 Federal Energy  
Showcase Award**

**2002 GSA Achievement Award for  
Real Property Innovation for  
Sustainable Project**

**Grand Honor for Excellence in  
Construction, Mass ABC**

**Build Massachusetts Merit Award  
AGC of Massachusetts**





## Case Study <sup>in</sup> Sustainable Design



**U. S. Environmental Protection Agency**  
**New England Regional Laboratory**  
North Chelmsford, Mass.

- **Sustainable Site**
- **Water Efficiency**
- **Energy & Atmosphere**
- **Materials & Resources**
- **Indoor Environmental Quality**
- **Operations & Maintenance**





*“The new regional laboratory in North Chelmsford, MA is a testament to our commitment to “walk the talk” in achieving a high level of performance in all of our daily operations. We hope that the benefits of the lab will extend beyond the lab itself, providing inspiration and a concrete example that others can follow and improve upon as new technologies become available.”*

- Robert Varney, Regional Administrator,  
EPA New England



John W.  
McCormack  
POCH  
Post Office  
Square

General Services  
Administration  
Public Buildings Service  
Region 1 - Boston, MA

# Features

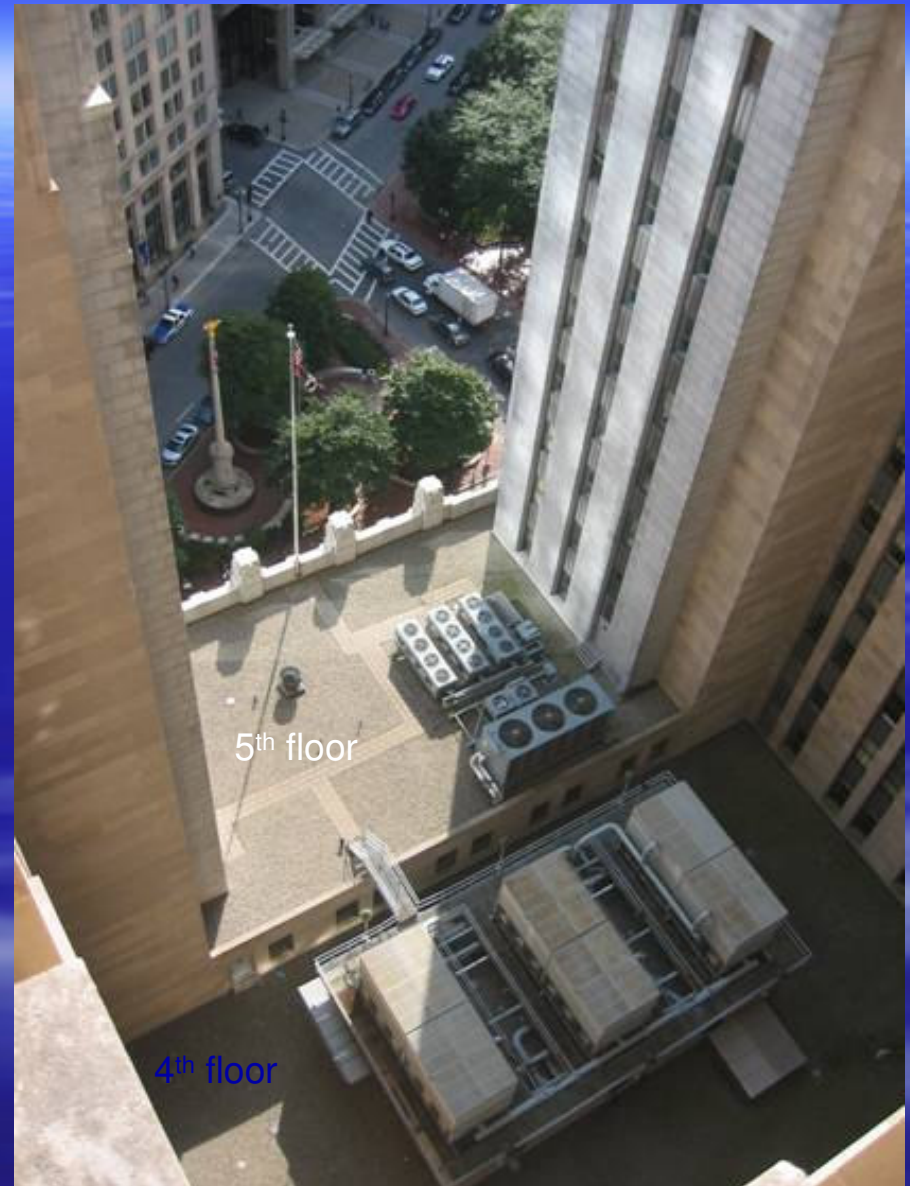
- R&A design by Goody, Clancy and Associates, Boston, MA
- New Regional HQ for EPA New England
- Other tenants: Education, Bankruptcy, U.S. Trustees
- New main, secure lobby (sight distance, queuing)
- EPA-funded green roof (native, winter hardy vegetation)
- LEED certification w/possibility of silver
- GOAL: Design and construct a National Model of Sustainable Preservation on time and within Budget.

# EXISTING CONDITIONS

Two Levels in light well  
Existing HVAC Equipment  
to be relocated



View 1



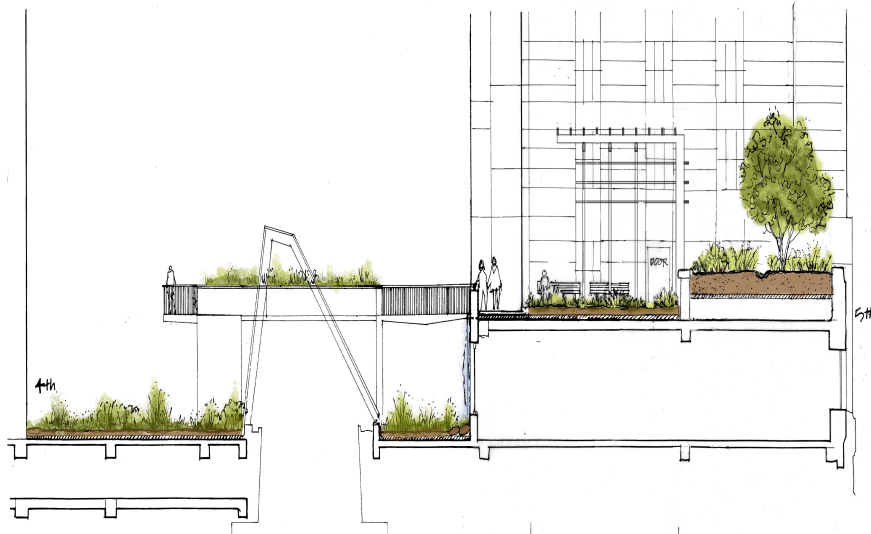
View 2

## Preliminary Design Concept Extensive 5<sup>th</sup> Floor

- ❖ Native Plantings
- ❖ Recycled Storm Water Feature
- ❖ Pedestrian Access
- ❖ Seating Areas

## Intensive 4<sup>th</sup> Floor

- ❖ Education Feature
- ❖ Viewed From Building



Preliminary Concept Plan

Section

Andropogan Associates, LTD, Green Roof Consultant  
Goody Clancy Associates, Architect

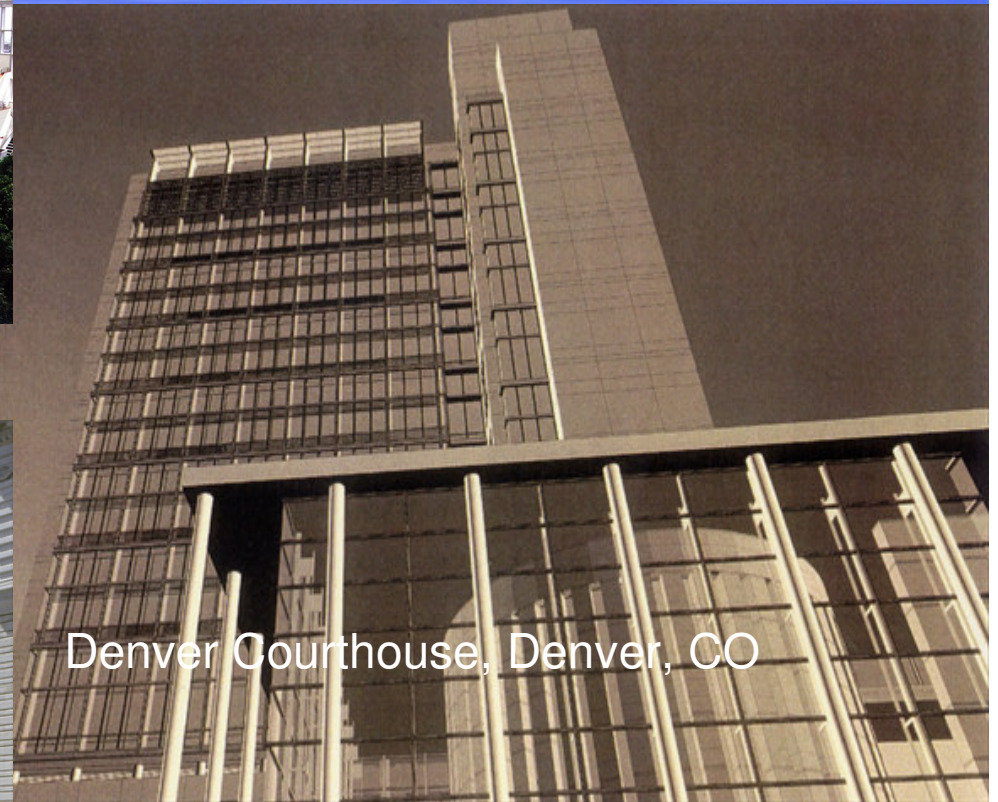


# LEED™

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN



EPA Regional HQ, Kansas City ,KA



Denver Courthouse, Denver, CO



San Francisco Federal Building

**GSA**

**General Services Administration**

Thank You

■ *Questions ?*